



Atlantic View Chalets,  
West Pentire, Crantock

LODGE & THOMAS  
ESTABLISHED 1892

## Atlantic View Chalets,

West Pentire, Crantock, Newquay, Cornwall TR8 5SE

Guide Price - £1,000,000 Freehold

### INVESTMENT / REDEVELOPMENT OPPORTUNITY

*An opportunity to acquire four self-catering chalets set in an enviable coastal location on approximately 0.42 of an acre site with planning in principle for redevelopment.*

#### The Property:

The property comprises a terrace of four single storey self-catering chalets which have been successfully let for a good number of years on a short-term basis. The properties benefit from full residential use and are to be sold fully furnished.

The chalets lie on a level site with gravel parking to the front and level lawned area to the rear, with a site area in all of approximately 0.419 of an acre.

The chalets are let all year round achieving a weekly rate of between £300 to £1000 during peak season, turning over in excess of £80,000 per annum. Further information [www.atlanticviewonline.co.uk](http://www.atlanticviewonline.co.uk)

**Planning:** Planning consent for existing use. Cornwall Council granted Permission in Principle, dated 15th February 2024, Application No. PA2310280, for the replacement of the chalets with up to two dwellings. It is felt that planning could possibly be amended for additional dwellings on this level site.



## AGENTS NOTE

The Purchaser will be responsible to erect a new boundary fence between points A-B on the attached Plan within 6 months of completion of the purchase.

## SERVICES

Mains water, mains drainage and mains electricity are all connected to the property. Not tested etc. None of these services have been tested and therefore no guarantees can be given.

## EPC E

## BUSINESS RATES

The property is assessed under the 2023 Rating List as having a rateable value of £10,800. Interested parties should make their own enquiries with the Local Authority to ascertain the exact rates payable - Cornwall Council, Tel: 01872 244397 Email: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

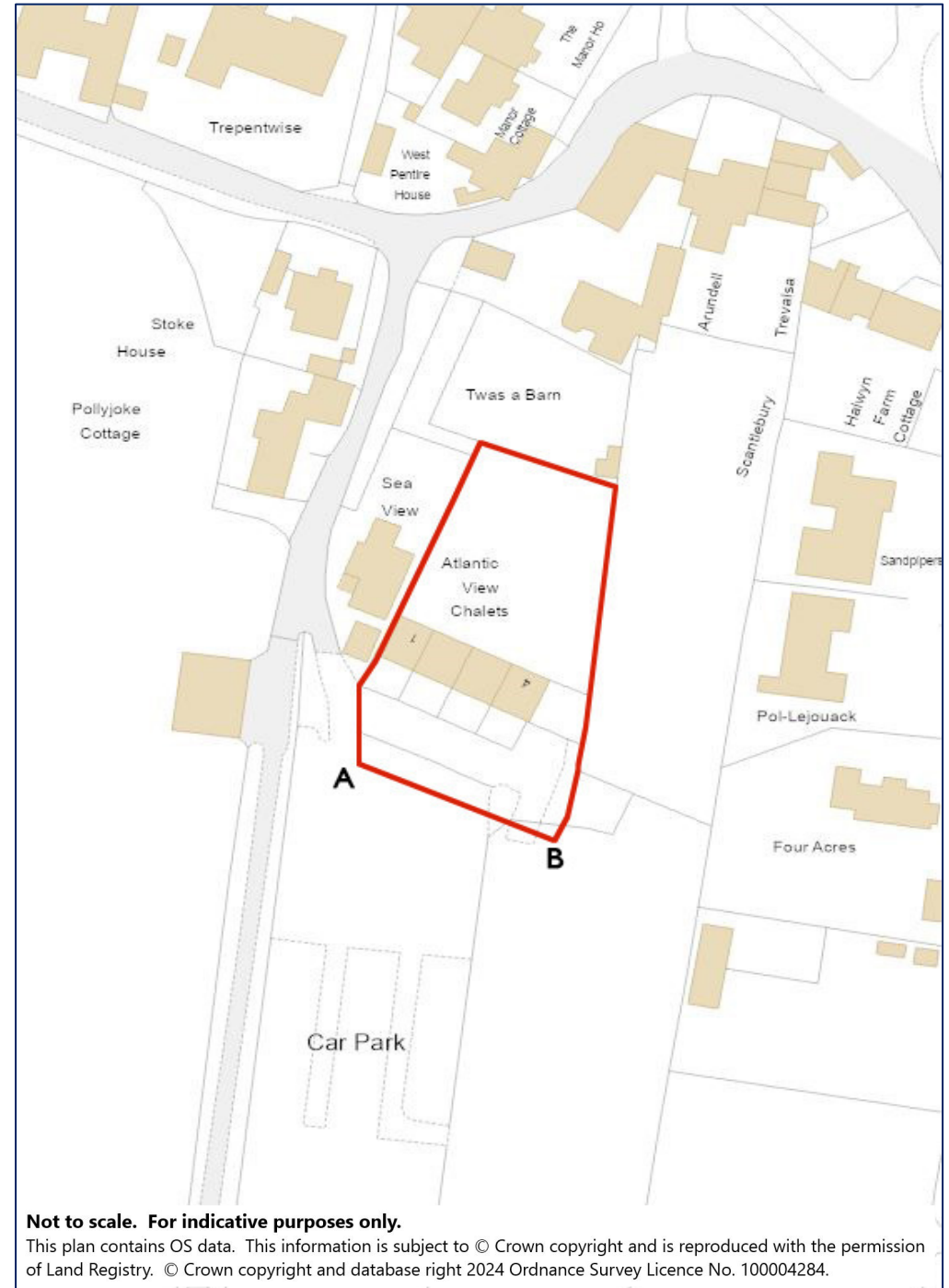
## PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

## VIEWINGS

Strictly by appointment with the sole selling agents Lodge & Thomas.

**what3words**///regard.hardening.remove





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Chartered Surveyors

Estate Agents

Valuers

Auctioneers

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